

CITY OF SAN ANTONIO
Board of Adjustment Agenda

Board Room

First Floor, Development Business Services Center
1901 S. Alamo

September 13, 2004
Monday, 1:00 P.M.

Board of Adjustment Board Members

Vacant	District 1	Vacant	District Mayor
Oscar Williams	District 2	Yolanda Arellano	District 7
Jesse F. Jenkins	District 3	Abraham (Abe) Ramirez	District 8
Joseph M. Tinti	District 4	Mike Villyard	District 9
Jesse Zuniga, Jr.	District 6	Michael Gallagher	District 10
	Laura Lizcano	District 5	
	Chairperson		

1. 1:00 P.M. Public Hearing called to order by the BOA Chairman
2. Roll Call
3. Invocation
4. Scheduled Case:
5. **CASE NO. A-04-086PP** Charles Roy Allshouse
5706 Seacomber (*City Council 4*)
6. **CASE NO. A-04-107PP** Borden Park, L.P. represented by Gay Gueringer
875 Ashby Place (*City Council 1*)
7. **CASE NO. A-04-111** Mark Lawton & Raymond Hall, 7802 Ingram Road
(*City Council 6*)
8. **CASE NO. A-04-113** Joe G. Gutierrez, Sr. & Rachel V. Gutierrez, 414 E. Edmonds
(*City Council 3*)
9. **CASE NO. A-04-114** Coca Cola Enterprise Bottling Company, 1 Coca Cola Place
(*City Council 2*)
10. **CASE NO. A-04-115** Rosalinda V. Valadez, 1110 Sims, (*City Council 5*)
11. **CASE NO. A-04-116** Claudette Yarbrough, 11310 S. Zarzamora, (*City Council 1*)
12. Consider approving the Minutes of August 2 & 16 2004.
13. **Executive Session:** consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.

14. Adjournment

Note: The City of San Antonio Board of Adjustment Agenda is on the Internet at: www.sanantonio.gov/dsd

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 1901 S Alamo. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.

BOARD OF ADJUSTMENT

September 13, 2004

CASE NO. A-04-086PP

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, September 13, 2004 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

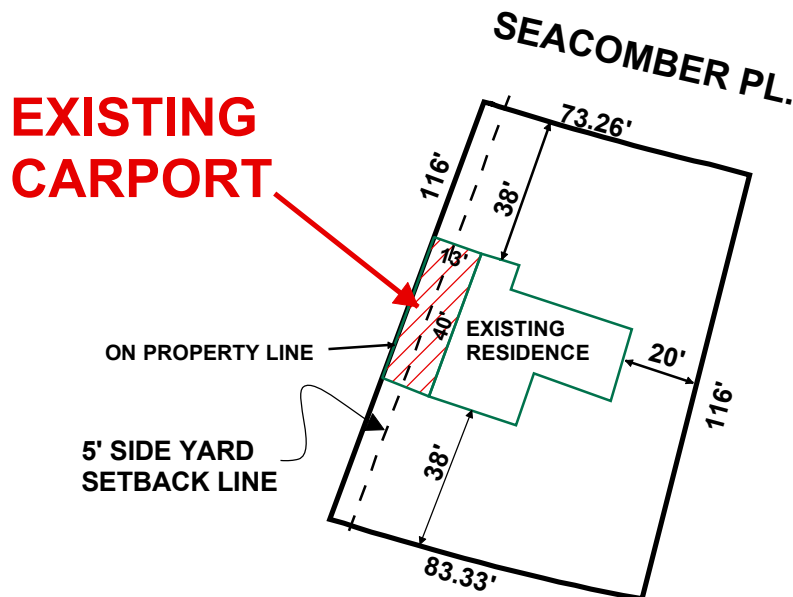
Charles Roy Allshouse
Lot 14, Block 18, NCB 15306
5706 Seacomber
Zoned: "R-6" Residential Single-Family District

The applicant requests a variance to keep an existing carport with a zero(0) side yard setback.

The Development Services Department could not issue a permit because of Section 35-310.01(b) requires a 5' side yard setback.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

PLEASE COMPLETE AND RETURN THE NOTICE ENCLOSED BY MAIL TO THE DEVELOPMENT SERVICES DEPARTMENT, P.O. BOX 839966, SAN ANTONIO, TEXAS, 78283-3966, WHETHER OR NOT YOU ATTEND THIS PUBLIC HEARING. FOR FURTHER INFORMATION PLEASE CALL (210) 207-8318



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Plot Plan
A-04-086P.P.

Produced by the City of
San Antonio Planning Department
in cooperation with Development
Services Department

BOARD OF ADJUSTMENT

September 13, 2004

CASE NO. A-04-107PP

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, September 13, 2004 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Borden Park, L.P.

Lots 11,12,13,14 NCB 3053

875 East Ashby Place

Zoned: "I-1 RIO-2" General Industrial River Improvement Overlay 2 District

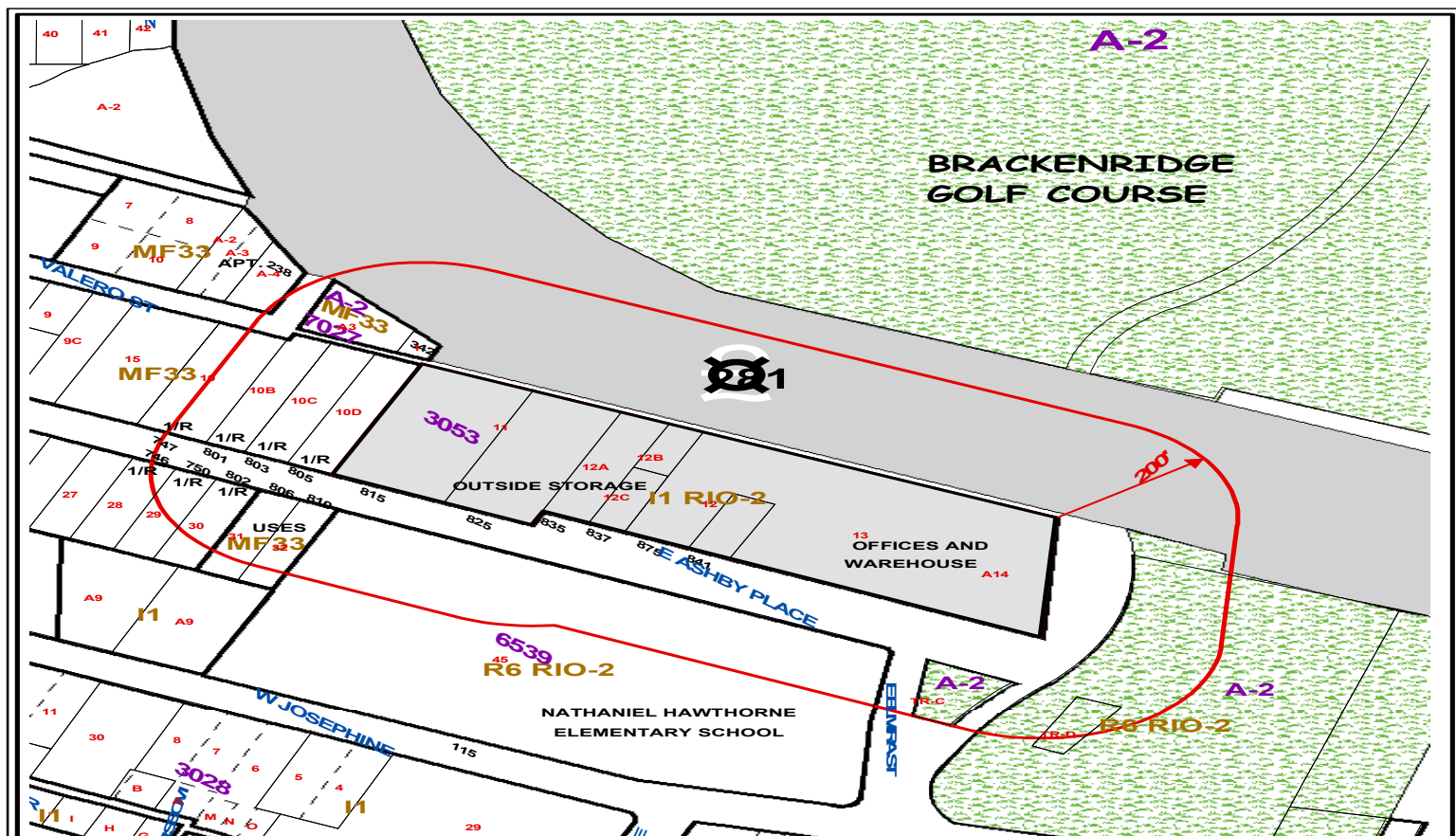
The applicant is appealing the denial of an On-Premise Sign Permit Application claiming that "{t}he proposed message complies with the requirements of Chapter 28 as an on-premise sign and was erroneously denied based on the wrong criteria of an on-premise sign".

Chapter 28, Section 246 (b) says, in pertinent part, that any decision based on an interpretation of Article IX made by the chief electrical inspector, may be appealed. The Board of Adjustment, may hear the argument in favor and against the decision made by the inspector, from the party requesting the on-premises sign permit, or any interested party. After hearing the parties, the Board shall make a recommendation to the Director of Development Services, hereinafter called the director, to either uphold or to modify the inspector's decision. If the Board decides to recommend modification of the inspector's decision, it shall submit the basis for the recommendation to the Director in writing. The Director shall then make a final determination whether to uphold or modify the inspector's decision in writing.

The applicant intends to show just cause why the permit should have been issued.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

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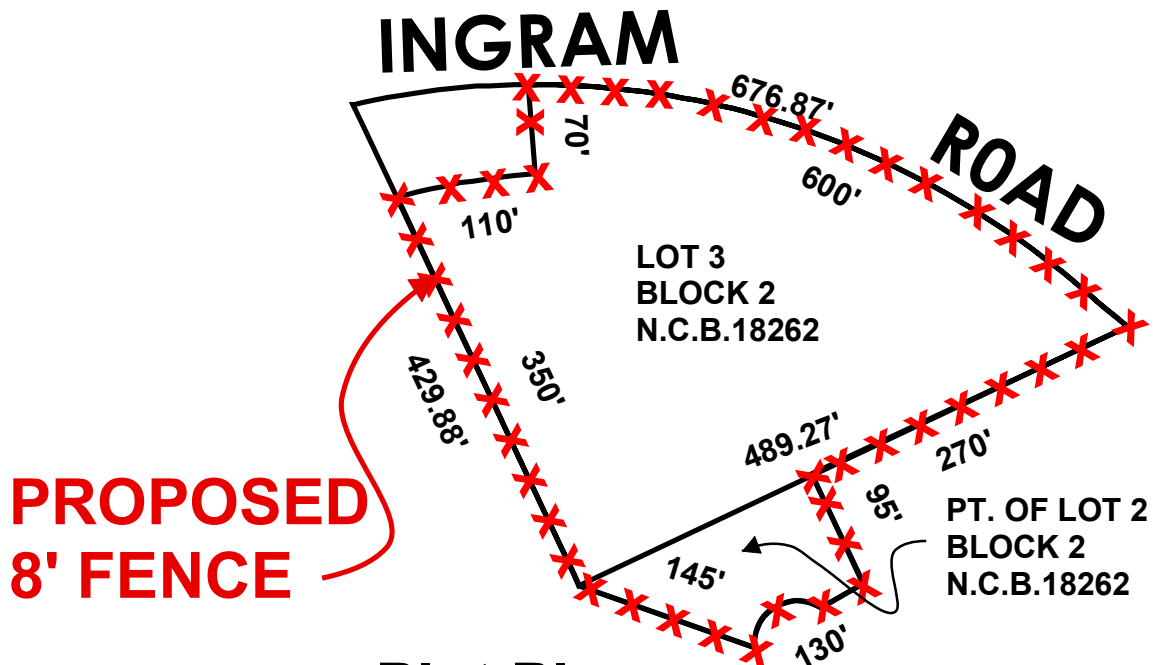
September 13, 2004

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, September 13, 2004 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

The applicant requests a variance to erect an 8' fence around the property.

The Development Services Department could not issue a permit because of Section 35-514(c)(1) limits the fence height to 6'.

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Plot Plan A-04-111

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BOARD OF ADJUSTMENT

September 13, 2004

CASE NO. A-04-113

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, September 13, 2004 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

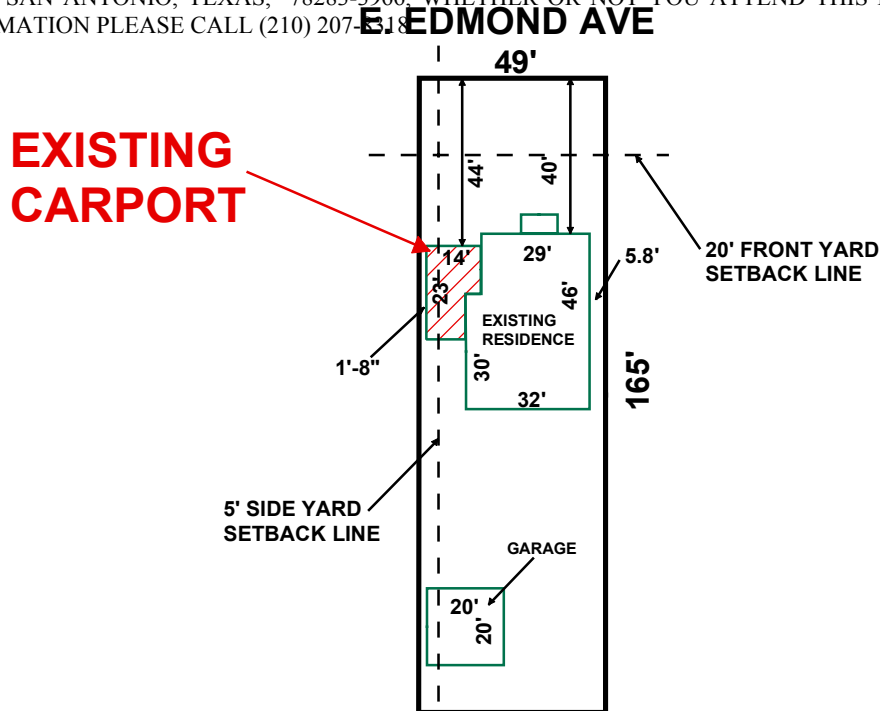
Joe G. Gutierrez Sr.
Lot 13, Block 27, NCB 7750
414 East Edmonds Avenue
Zoned: "R-5" Residential Single-Family District

The applicant requests a variance to keep an existing carport with a 1'8" side yard setback.

The Development Services Department could not issue a permit because of Section 35-310.01(b) requires a 5' side yard setback.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

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Plot Plan
A-04-113

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BOARD OF ADJUSTMENT

September 13, 2004

CASE NO. A-04-114

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, September 13, 2004 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

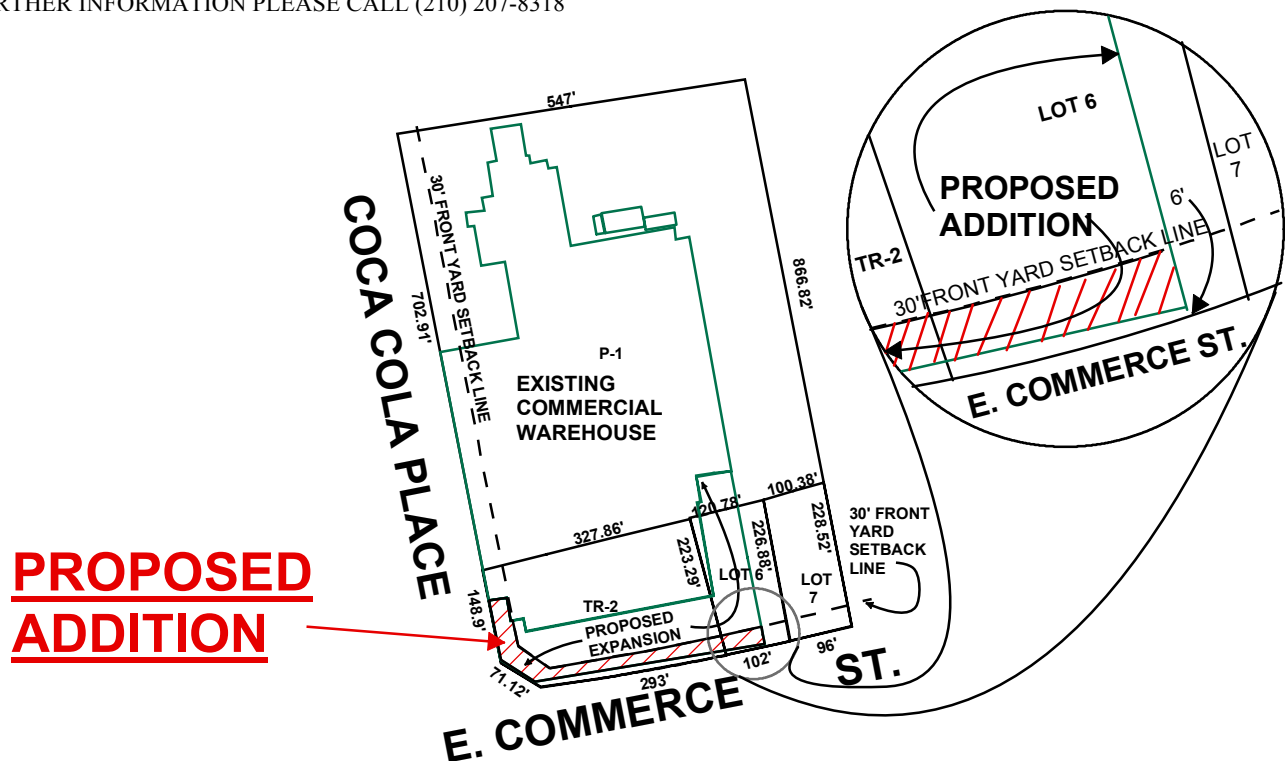
Coca Cola Enterprises Bottling Company
P-1, P-100, Tract 2, Lot 6, Lot 7, NCB 10234
One Coca Cola Place
Zoned: "I-2 EP-1" Heavy Industrial District, Event Parking 1

The applicant requests a variance to add to an existing structure with a 6' front setback.

The Development Services Department could not issue a permit because of Section 35-310.01 (b) requires a 30' front setback.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

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Plot Plan
A-04-114

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BOARD OF ADJUSTMENT

September 13, 2004

CASE NO. A-04-115

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, September 13, 2004 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

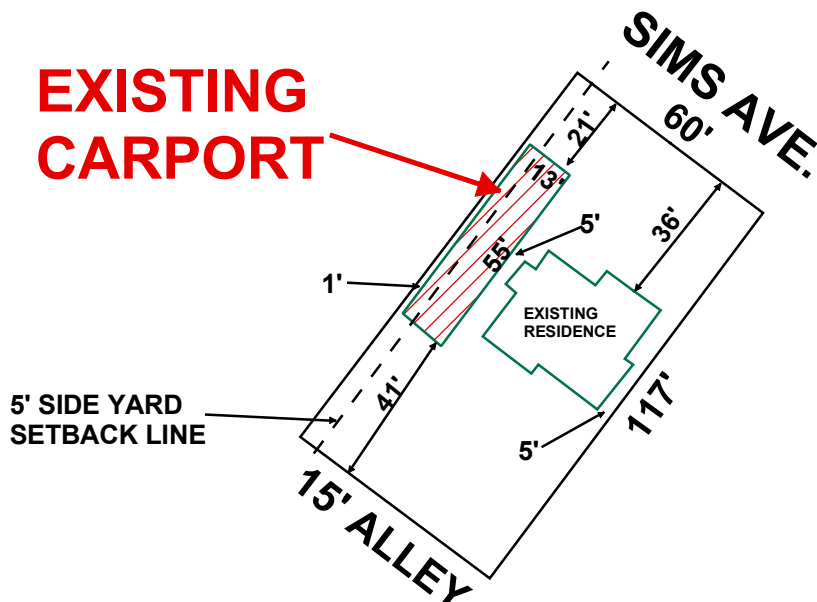
Rosalinda V. Valdez
Lot 13, Block 8, NCB 7045
1110 Sims Avenue
Zoned: "R-5" Residential Single-Family District

The applicant requests a variance to keep an existing carport with a 1' side yard setback.

The Development Services Department could not issue a permit because of Section 35-310.01(b) requires a 5' side yard setback.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

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Plot Plan
A-04-115

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BOARD OF ADJUSTMENT

September 13, 2004

CASE NO. A-04-116

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, September 13, 2004 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Youth Empowerment Services Inc., Claudette Yarbrough

Lots 16,17 Block 8, NCB 2022

511 Fredericksburg Road

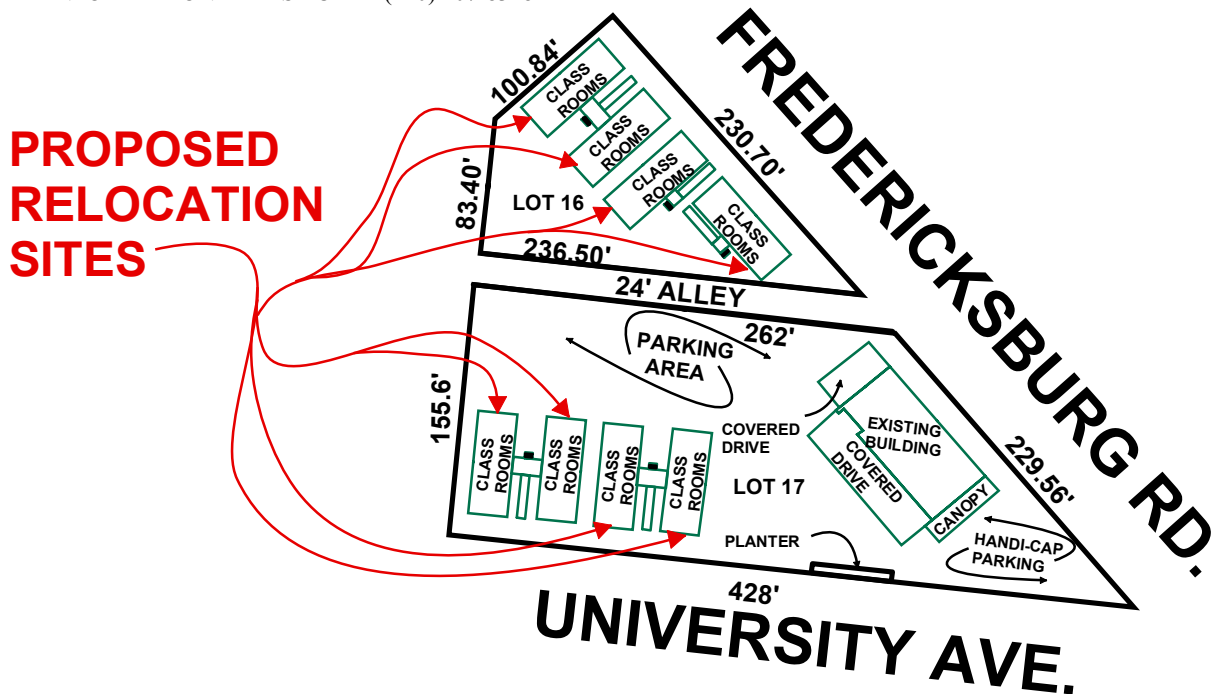
Zoned: "O-2" Office District & "C-3NA" Commercial Non Alcoholic Sales District & "C-3R" Commercial Restrictive Alcoholic Sales District

The applicant requests a Special Exception to relocate 8 structures from 11310 South Zarzamora Street to 511 Fredericksburg Road.

The Development Services Department could not issue a permit because of Section 35-389 gives only the Board of Adjustment the authority to grant this Special Exception.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter.

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**Plot Plan
A-04-116**

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